

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



W 23a

DATE: January 19, 2012

TO: Commissioners and Interested Parties

FROM: Charles Lester, Executive Director
John Ainsworth, Senior Deputy Director
Deanna Christensen, Coastal Program Analyst

SUBJECT: City of Malibu LCP Amendment No. 1-11-A (High School Lights):
Executive Director's determination that action by the City of Malibu, acknowledging receipt, acceptance, and agreement with the Commission's certification with suggested modifications, is legally adequate. This determination will be reported to the Commission at the February 8, 2012 meeting in Santa Cruz.

On October 5, 2011, the Commission approved Local Coastal Program Amendment No. 1-11-A with suggested modifications. The subject amendment dealt with changes to the City's Local Implementation Plan to allow night lighting of the main sports fields at public high schools in the Institutional zone as a conditionally permitted use.

On January 9, 2012, the City Council adopted Ordinance No. 366 (attached) acknowledging receipt of the Commission's certification of LCP Amendment No. 1-11-A and accepting and agreeing to all modifications suggested by the Commission. The document was transmitted to Commission staff on January 10, 2012.

Pursuant to Section 13544 of the California Code of Regulations, Title 14, Division 5.5, the Executive Director must determine that the action taken by the City of Malibu acknowledging receipt and acceptance of, and agreement with the Commission's certification of the above referenced LCP amendment with suggested modifications is legally adequate and report that determination to the Commission. The certification shall become effective unless a majority of the Commissioners present object to the Executive Director's determination.

I have reviewed the City's acknowledgement and acceptance of, and agreement with the terms and suggested modifications of LCP Amendment 1-11-A, as certified by the Commission on October 5, 2011, as contained in the adopted Ordinance No. 366 of January 9, 2012, and find that the City's action and notification procedures for appealable development are legally adequate to satisfy the terms and requirements of the Commission's certification. I therefore recommend that the Commission concur in this determination.

Received

JAN 10 2012

California Coastal Commission
South Central Coast District

ORDINANCE NO. 366

AN ORDINANCE OF THE CITY OF MALIBU REGARDING LIMITED LIGHTING OF THE MAIN SPORTS FIELD AT PUBLIC HIGH SCHOOLS, REPEALING ORDINANCE NO. 345, ACKNOWLEDGING RECEIPT OF THE CALIFORNIA COASTAL COMMISSION (CCC) RESOLUTION OF CERTIFICATION FOR LOCAL COASTAL PROGRAM AMENDMENT (LCPA) NO. 09-004 WITH SUGGESTED MODIFICATIONS AND ADOPTING REVISIONS TO LCPA NO. 09-004 AND ZONING TEXT AMENDMENT (ZTA) NO. 09-006 TO INCORPORATE THE CCC SUGGESTED MODIFICATIONS TO INCLUDE AMENDMENTS TO LOCAL COASTAL PROGRAM (LCP) LOCAL IMPLEMENTATION PLAN (LIP) TABLE B (PERMITTED USES), SECTION 3.3.N.3.B (ZONING DISTRICTS; INSTITUTIONAL), SECTION 4.6.2 (ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY; DEVELOPMENT STANDARDS; LIGHTING), AND SECTION 6.5.G (SCENIC, VISUAL, AND HILLSIDE RESOURCE PROTECTION ORDINANCE; DEVELOPMENT STANDARDS; LIGHTING) AND MALIBU MUNICIPAL CODE (M.M.C.) SECTION 17.34.030 (INSTITUTIONAL DISTRICT; CONDITIONALLY PERMITTED USES) AND SECTION 17.34.040.B (INSTITUTIONAL DISTRICT; LOT DEVELOPMENT CRITERIA)

THE CITY COUNCIL OF THE CITY OF MALIBU DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

A. On October 12, 2009, the City Council directed staff to begin preparation of an amendment to the Local Coastal Program (LCP) and Malibu Municipal Code (M.M.C.) for permitted and conditionally permitted uses and accompanying development standards within the Institutional Zone.

B. On November 9, 2009, the City Council adopted City Council Resolution No. 09-59 to initiate Local Coastal Program Amendment (LCPA) No. 09-004 and Zoning Text Amendment (ZTA) No. 09-006 to consider changes to the LCP and M.M.C. regarding Institutional Zone development standards, permitted and conditionally permitted uses. The City Council directed the Planning Commission to schedule a public hearing regarding the amendment.

C. On November 10, 2009, the draft amendment was presented to the Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) for review and recommendation.

D. On December 8, 2009, an amended version of the draft amendment was presented to ZORACES for final comments and recommendations.

E. On December 24, 2009, a Notice of Planning Commission Public Hearing and Notice of Availability for Local Coastal Program Documents was published in a newspaper of

general circulation within the City of Malibu and was mailed to all interested parties; regional, state and federal agencies affected by the amendment; local libraries and media; and the California Coastal Commission indicating that the Planning Commission would hold a public hearing on January 19, 2010 to consider an amendment to the LCP. In addition, the notice was mailed to all property owners and occupants within a 500 foot radius of the Malibu High School (MHS) campus boundary.

F. On January 19, 2010, the Planning Commission held a duly noticed public hearing on the amendment, reviewed and considered the agenda report, reviewed and considered written reports, public testimony and other information in the record. The Planning Commission requested staff prepare a resolution recommending that the City Council approve the limited lighting of the main sports field at public high schools with temporary light standards.

G. On February 16, 2010, the Planning Commission considered the amendments and adopted Planning Commission Resolution No. 10-08, recommending the City Council approve the amendment.

H. On February 25, 2010, a Notice of City Council Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all interested parties; regional, state and federal agencies affected by the amendment; local libraries and media; and the California Coastal Commission indicating that the City Council would hold a public hearing on March 22, 2010 to consider an amendment to the LCP. In addition, the notice was mailed to all property owners and occupants within 500 feet of the MHS campus boundary.

I. On March 22, 2010, the City Council heard and considered the evidence and information provided in support of and in opposition to the application, public testimony of all interested persons and the recommendations of the Planning Commission.

J. On April 12, 2010, the City Council adopted Ordinance No. 345 adopting LCPA No. 09-004 and ZTA No. 09-006.

K. On April 20, 2010, the LCPA was submitted to the California Coastal Commission (CCC). On July 22, 2010, the submittal, identified by the CCC as MAL-MAJ-1-11-A (High School Lights), was reviewed by Commission staff and determined to be complete.

L. On October 5, 2011, the CCC conditionally certified MAL-MAJ-1-11-A (LCPA No. 09-004) subject to modifications as set forth in the Resolution of Certification adopted by the CCC on October 5, 2011. The modifications are generally within the same scope as LCPA No. 09-004; however, provide additional scenic/visual and environmental protections to establish conformance with policies contained in the LCP Land Use Plan (LUP). The modifications would result in corollary amendments to ZTA No. 09-006 as approved by the City Council on April 12, 2010.

M. On October 18, 2011, the City received said Resolution of Certification, dated October 13, 2011.

N. On November 24, 2011, a Notice of City Council Public Hearing to be held on December 12, 2011 was published in a newspaper of general circulation within the City and was mailed to all interested parties; regional, state and federal agencies affected by the amendments; local libraries and media; and the California Coastal Commission.

O. On December 12, 2011, the City Council held a duly noticed public hearing.

Section 2. Environmental Review.

In accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.9 and Section 15265 of the CEQA guidelines, CEQA does not apply to activities and approvals by the City as necessary for the preparation and adoption of an LCP amendment. This ordinance is for an amendment to the LCP, which must be certified by the California Coastal Commission before it takes effect. LCP Local Implementation Plan (LIP) Section 1.3.1 states that the provisions of the LCP take precedence over any conflict between the LCP and Zoning Ordinance (Title 17 of the M.M.C.). In order to prevent an inconsistency between the LCP and the City's Zoning Ordinance, if the LCP amendment is approved, the City must also approve the corollary ZTA to the Zoning Ordinance. This amendment is necessary for the preparation and adoption of the LCP amendment and because they are entirely dependent on, related to, and duplicative of the exempt activity, they are subject to the same CEQA exemption.

Section 3. Local Coastal Program Amendment No. 09-004 Amendments to the Local Implementation Plan as Modified by the California Coastal Commission.

Consistent with the CCC's October 5, 2011 conditional certification of MAL-MAJ-1-11-A (LCPA No. 09-004), the Local Implementation Plan is hereby amended as follows:

A. Amend Table B (Permitted Uses), an exhibit of the LIP (Chapter 3 – Zoning Designations and Permitted Uses), under the Institutional Zone by adding a new use “Sports Fields (Lighted)” as a conditionally permitted use referencing Footnote 11 as follows:

USE	RR	SF	MF	MF BF	MHR	CR	BPO	CN	CC	CV-1	CV-2	CG	OS	I	PRF	RVP
Sports Fields (lighted)	CUP ¹¹	.	.

B. Amend Table B (Permitted Uses), an exhibit of the LIP (Chapter 3 – Zoning Designations and Permitted Uses), under “Notes” at the end of the table by adding in a new footnote as follows:

11. Sports field lighting shall be limited to the main sports field at Malibu High School and subject to the standards of LIP Sections 3.3.N.3, 4.6.2 and 6.5.G.

C. Amend LIP Section 3.3.N.3.b (Zoning Designations; Institutional) as follows:

ii. Maximum Height. Structures other than roof antennas and light standards shall not exceed a maximum height of 18 feet above natural or finished grade. The maximum height may be increased up to 28 feet if approved through site plan review, pursuant to Section 13.27 of the Malibu LIP.

D. Amend LIP Section 4.6.2 (Environmentally Sensitive Habitat Area Overlay; Development Standards; Lighting) as follows:

Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, shielded, and directed away from ESHA to minimize impacts on wildlife. Night lighting for sports courts, sports fields, or other private recreational facilities in ESHA, ESHA buffer, or where night lighting would increase illumination in ESHA shall be prohibited. Permitted lighting shall conform to the following standards:

1. The minimum necessary to light walkways used for entry and exit to the structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, are directed downward, and use bulbs that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Planning Manager.
2. Security lighting attached to the residence that is controlled by motion detectors and is limited to 60 watts, or the equivalent.
3. The minimum lighting necessary for safe vehicular use of the driveway. The lighting shall be limited to 60 watts, or the equivalent.
4. A light, not to exceed 60 watts or the equivalent, at the entrance to the (identify non-residential accessory structures).
5. No lighting around the perimeter of the site, no lighting for sports courts or other private recreational facilities, and no lighting for aesthetic purposes is allowed.
6. Prior to issuance of Coastal Development Permit, the applicant shall be required to execute and record a deed restriction reflecting the above restrictions.
7. Lighting of the main sports field at Malibu High School may only be permitted if it complies with the following standards:
 - a. Lighting shall be minimized, directed downward, and shielded using the best available visor technology and pole height and design that minimizes light spill, sky glow, and glare impacts to public views and wildlife to the maximum extent feasible.

- b. Lighting may only occur for a maximum of three (3) days in any calendar week and must be limited to the following time restrictions:
- i. During Pacific Standard Time (defined as of 2011 to be the first Sunday in November to the second Sunday in March), the lights may be illuminated no later than 7:30 p.m. except as indicated below.
 - ii. From each September 1 through May 31 period, inclusive, the lights may only be illuminated after 7:30 p.m. up to 18 times, and then (a) only until 10:30 p.m., (b) never on consecutive nights, and (c) on no more than two nights in any given calendar week.
 - iii. The lights may not be illuminated at any time between June 1 and August 31, inclusive, of any year.
- c. For lighting that is to be allowed during bird migration periods (Fall Migration: September through first week in November, and Spring Migration: Last week of March through May), an Avian Monitoring Plan, that is prepared by a qualified ornithologist/ecologist and reviewed and approved by the City Biologist and the Executive Director of the Coastal Commission, shall be required prior to issuance of the coastal development permit, and the permit shall be consistent with and require compliance with that plan. The plan shall, at a minimum, include the following elements:
- i. Monitoring shall be conducted by a qualified ornithologist/ecologist to assess potential adverse impacts to migratory and resident bird species.
 - ii. The monitoring design and schedule shall include a paired monitoring design (i.e. a night with lights immediately preceded or followed by a night without lights), and a monitoring frequency of once per week during any week when lights are operated during Fall and Spring migration periods for at least one year. If the monitoring results indicate that the one year monitoring period was a typical bird migration year with a typical range of atmospheric conditions and the main sports field lights have resulted in no adverse impacts upon birds, no additional monitoring may be required. If the monitoring results indicate otherwise, monitoring shall continue for an additional year(s) until a year of monitoring under typical conditions occurs and the consulting ornithologist obtains enough data to assess potential adverse impacts to migratory and resident bird species.
 - iii. The description of observational monitoring activities shall include tallying species and numbers of birds observed within a 200 ft. sphere of the light standards and noting atmospheric conditions, bird behavior, and changes in bird behavior.

- iv. The monitoring plan shall specify a threshold for determining significant adverse impacts to migratory and resident bird species from field lights.
- v. Seasonal migration reports (Fall and Spring) of monitoring results shall be submitted to the City Biologist. However, the consulting ornithologist shall immediately notify the City should an adverse bird event related to the approved field lights occur at any time during the course of monitoring. The monitoring plan shall also include a provision for submission of a final monitoring report to the City Biologist and the Executive Director of the Coastal Commission at the end of the monitoring period.

The approved Avian Monitoring Plan shall be implemented concurrent with the approved field lighting operations. If the Monitoring results indicate that the approved field lighting results in significant adverse impacts upon birds, mitigation measures shall be developed that must be reviewed and approved by the City in consultation with the Executive Director of the Coastal Commission, and the approved mitigation measures must be implemented in order to ensure avoidance of the identified impacts.

- d. The applicant shall be required to submit a written statement agreeing to the above restrictions.

E. Amend LIP Section 6.5.G (Scenic, Visual, and Hillside Resource Protection Ordinance; Development Standards; Lighting) as follows:

Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, shielded, and concealed to the maximum feasible extent so that no light source is directly visible from public viewing areas. Night lighting for sports courts, sports fields, or other private recreational facilities in scenic areas designated for residential use shall be prohibited. Permitted lighting shall conform to the following standards:

1. The minimum necessary to light walkways used for entry and exit to the structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, are directed downward, and use bulbs that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Planning Manager.
2. Security lighting attached to the residence that is controlled by motion detectors and is limited to 60 watts, or the equivalent.
3. The minimum lighting necessary for safe vehicular use of the driveway. The lighting shall be limited to 60 watts, or the equivalent.
4. A light, not to exceed 60 watts or the equivalent, at the entrance to the (identify nonresidential accessory structures).

5. No lighting around the perimeter of the site, no lighting for sports courts or other private recreational facilities, and no lighting for aesthetic purposes is allowed.
6. Lighting of the main sports field at Malibu High School may only be permitted if it complies with the following standards:
 - a. Lighting shall be minimized, directed downward, and shielded using the best available visor technology and pole height and design that minimizes light spill, sky glow, and glare impacts to public views and wildlife to the maximum extent feasible.
 - b. Lighting may only occur for a maximum of three (3) days in any calendar week and must be limited to the following time restrictions:
 - i. During Pacific Standard Time (defined as of 2011 to be the first Sunday in November to the second Sunday in March), the lights may be illuminated no later than 7:30 p.m. except as indicated below.
 - ii. From each September 1 through May 31 period, inclusive, the lights may only be illuminated after 7:30 p.m. up to 18 times, and then (a) only until 10:30 p.m., (b) never on consecutive nights, and (c) on no more than two nights in any given calendar week.
 - iii. The lights may not be illuminated at any time between June 1 and August 31, inclusive, of any year.
7. Prior to issuance of Coastal Development Permit, the applicant shall be required to execute and record a deed restriction reflecting the above restrictions. Public agencies shall not be required to record a deed restriction but may be required to submit a written statement agreeing to any applicable restrictions above.

Section 4. Local Coastal Program Amendment Findings.

In order to amend the LCP, the City Council must make the finding listed below.

Finding A. The text amendment to the Local Implementation Plan is consistent with Chapter 3 of the Coastal Act.

Chapter 3 of the Coastal Act states that any new development must not impede or adversely impact public access to the beach, must protect marine resources and scenic views, and must not significantly disrupt environmentally sensitive habitat areas.

The proposed amendment would advance the core goals and policies of the Coastal Act. The proposed amendment is consistent with the scenic and visual resource protection policies of the LCP. MHS is the only public high school in the City and serves all of Malibu. Given the topography of the area and the distance from the main sports field to scenic and visual resources in the vicinity, it is anticipated that, when positioned, any light standards would blend in with the

existing, residentially-developed area and would not block or obscure public views of the ocean or mountains during daytime hours. However, when lights are in operation during nighttime hours, they would create illumination/sky glow that would be visible from public scenic and visual resources. The amount of sky glow would depend on weather conditions since sky glow is exacerbated during foggy conditions. However, the impact of any illumination in the area would not be significant as any light standards would be used intermittently and limited to a minimum number of hours on select evenings, for a designated number of days per year. In addition, the main sports field is nestled in the middle of a full-service high school campus located in an existing developed area of the City. Any proposed lights would be required to be directed downward and use state-of-the-art measures that minimize light spill, sky glow and glare impacts. As such, the limited operation of light standards maintains compatibility with the Malibu Park community as described in the LCP. Furthermore, it is not anticipated to adversely impact public views because they would only be used at night when such views from public viewing areas are not available. Since adverse impacts to scenic and visual resources are not anticipated, the City Council finds that the proposed amendment is consistent with the scenic and visual resource protection policies of the LCP.

The proposed amendment is consistent with the ESHA resource protection policies of the LCP. The area of undisturbed coastal sage scrub is located approximately 190 feet from the main sports field. In addition, the area of undisturbed coastal sage scrub vegetation to the east of the main sports field does not rise to the level of ESHA because it is fragmented within a matrix of development and ruderal, ornamental, and disturbed habitat and because it does not support any special status species. As such, the MHS site and surrounding area do not constitute ESHA as noted in a Biological Inventory prepared by Glenn Lukos Associates in May 2009 and subsequent determination made by the CCC Staff Biologist and City Biologist. Any proposed field lights would not spill into any areas designated ESHA or ESHA buffer and the impact of the proposed illumination in the area is not anticipated to be significant as any light standards would be used intermittently and limited to a minimum number of hours on select evenings, for a designated number of days per year. The proposed lights would be required to be directed downward and use state-of-the-art measures that minimize adverse impacts to area wildlife. Since adverse impacts to sensitive habitat resources are not anticipated, the City Council finds that the proposed amendment is consistent with the ESHA resource protection policies of the LCP.

The addition of outdoor lighting at MHS was evaluated by the CCC on October 5, 2011 against potential impacts to scenic/visual and environmental resources, including public views of natural landforms, the beach and ocean, nighttime sky, and ESHA in the surrounding area. The CCC evaluated the City's LCP amendment request against these standards and determined the proposed lighting of the main sports field at Malibu High School is permissible with the modifications included herein. The modifications tailored the City's LCP amendment in such a way to confine the proposed night lighting to a limited number of hours, nights per week, and nights per year; to protect the general scenic and visual qualities of the nearby coastal areas; and to minimize impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent. Additionally, the modifications ensure that field night lights would

not spill into any areas designated ESHA or ESHA buffer and would minimize adverse impacts to biologically significant wildlife and coastal resources, consistent with the relevant ESHA policies of the LUP. The modified LCP amendment was found to adequately protect ESHA from significant disruption of habitat values and is consistent with, and adequate to carry out, the ESHA policies of the LUP.

Section 5. Zoning Text Amendment No. 09-006 Corollary Amendments to Title 17 of the Malibu Municipal Code Resulting from Modifications by the California Coastal Commission on Local Coastal Program Amendment No. 09-004.

A. Amend M.M.C. Section 17.34.030 (Institutional District; Conditionally Permitted Uses) by adding in the following conditionally permitted use:

N. Sports field lighting of the main sports field at Malibu High School (pursuant to the provisions of Malibu Local Coastal Program Local Implementation Plan Sections 4.6.2 and 6.5.G).

B. Amend M.M.C. Section 17.34.040.B.2. (Institutional District; Lot Development Criteria) to read as follows:

2. Maximum Height. Structures other than roof antennas and light standards shall not exceed a maximum height of eighteen (18) feet above natural or finished grade. The director may issue a development permit, pursuant to the site plan review process of this title, to allow structure height up to twenty-eight (28) feet.

Section 6. Zoning Text Amendment Findings.

The City Council hereby finds that the ZTA is necessary for the LCP amendment and approves the ZTA on the condition that the ZTA only take effect if the LCP amendment is certified by the California Coastal Commission. Pursuant to M.M.C. Section 17.74.040, the City Council further finds that the subject ZTA is consistent with the objectives, policies, and general land uses in the General Plan. MHS is the only public high school in the City and is within the Institutional Zone. The minimum operation of use maintains compatibility with the Malibu Park community as described in the General Plan. The ZTA will allow the text of the M.M.C. to be amended consistent with the amended LCP and is only corollary of that action.

Section 7. Approval of Ordinance No. 366 and Repealing Ordinance No. 345.

The City Council hereby adopts LCPA No. 09-004 and ZTA No. 09-006 amending the LCP and M.M.C as modified by the California Coastal Commission. Ordinance No. 345 is hereby repealed and any amendments to the LIP and Title 17 of the M.M.C. authorized by Ordinance No. 345 are superseded by the amendments set forth in Sections 3 and 5 of this Ordinance.

A. Pursuant to the California Coastal Commission's Administrative Regulations Section 13544.5, the LCP amendment certification shall not be deemed final and effective until all of the following occur: 1) the City Council: a) acknowledges receipt of the California Coastal Commission's Resolution of Certification, including any terms or modifications suggested for final certification; b) accepts and agrees to any such terms and modifications and takes whatever formal action is required to satisfy the terms and modifications; and c) agrees to issue coastal development permits for the total area included in the certified LCP; 2) the Executive Director of the California Coastal Commission determines in writing that the City's action is legally adequate to satisfy any specific requirements set forth in the California Coastal Commission's certification order and the Director reports the determination to the California Coastal Commission at its next regularly scheduled meeting; 3) if the Director finds that the City's action does not conform to the California Coastal Commission's order, the California Coastal Commission shall review the City action as if it were a resubmittal; and 4) notice of the certification shall be filed with the Secretary of the Resources Agency for posting and inspection.

B. The City Council acknowledges receipt of the California Coastal Commission's modifications to LCPA No. 09-004. The City Council further accepts and agrees to the modified language suggested by the California Coastal Commission pertaining to the LIP and approves revisions to LCP Amendment No. 09-004 without further changes.

C. The City of Malibu agrees to issue coastal development permits for the total area included in the certified LCP.

D. The proposed amendments to the LIP meet the requirements of, and are in conformance with the policies and requirements of Chapter 3 of the California Coastal Act to the extent necessary to achieve the basic State goals specified in Public Resources Code Section 30001.

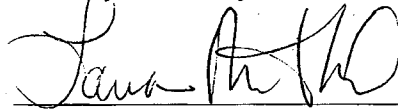
Section 8. Submittal to California Coastal Commission.

The City Council hereby directs staff to submit a copy of this Ordinance to the California Coastal Commission per Title 14, California Code of Regulations Section 13544.5(a).

Section 9. Certification.

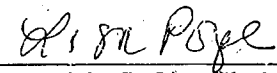
The City Clerk shall certify the adoption of this Ordinance.

PASSED, APPROVED AND ADOPTED this 9th day of January, 2012.



LAURA ROSENTHAL, Mayor

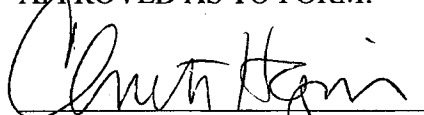
ATTEST:



LISA POPE, City Clerk
(seal)

Date: January 10, 2012

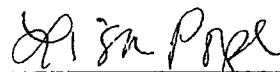
APPROVED AS TO FORM:



CHRISTI HOGIN, City Attorney

I CERTIFY THAT THE FOREGOING ORDINANCE NO. 366 was passed and adopted at the regular City Council meeting of January 9, 2012, by the following vote:

AYES:	5	Councilmembers:	Conley Ulich, Sibert, Wagner, La Monte, Rosenthal
NOES:	0		
ABSTAIN:	0		
ABSENT:	0		



LISA POPE, City Clerk
(seal)